

reFORM

Zoning reFORMs for a New Chapter of City Building

September 3, 2014



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Today's Meeting

- Review what reFORM is and remind ourselves why we are proposing design standards for some commercial areas
- Identify the major new and changed items in the proposal and review the new materials available
- Provide update on where we are in the process for the reFORM package of proposals
- Hold group discussions on the proposal and offer comments from the Committee members
- Explain the next steps to be taken
- Questions

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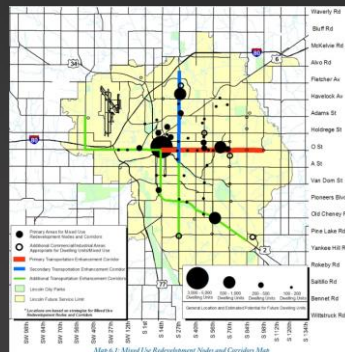
What is reFORM?

A package of design standards and zoning changes that is intended to facilitate quality development and foster economic growth in our community.

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Infill /Redevelopment and Placemaking

- Emphasis areas in 2040 Comprehensive Plan
 - Accommodate changing demographics
 - Utilize existing infrastructure, saving millions of dollars
- Focus on mixed use, infill and redevelopment in nodes and corridors



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Importance of Placemaking to Economic Development



“ A Community's Appeal Drives Economic Prosperity ”



“ A New Path to Economic Development ”



“ The city wants a code that forms the foundation of a new, place-based economic development strategy. ”



“ Quality of place is paramount to young creatives. ”



Source: National Association of Realtors

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Design Factor in Local Economic Development Success

LIVING LOCAL IN
OMAHA *from your local business owners*

<https://www.alignable.com/Omaha-NE/Omaha-By-Design>

[Add Your Local Business](#)

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Our Story
We are an urban design and environmental nonprofit dedicated to enhancing the city's economic development potential by improving the quality of Omaha's physical environment - the places we live, work, learn, shop, worship, exercise and play - and how they connect with one another.

LOCALS THAT RECOMMEND ME


Dwayne
Goldsmith
Silversmith

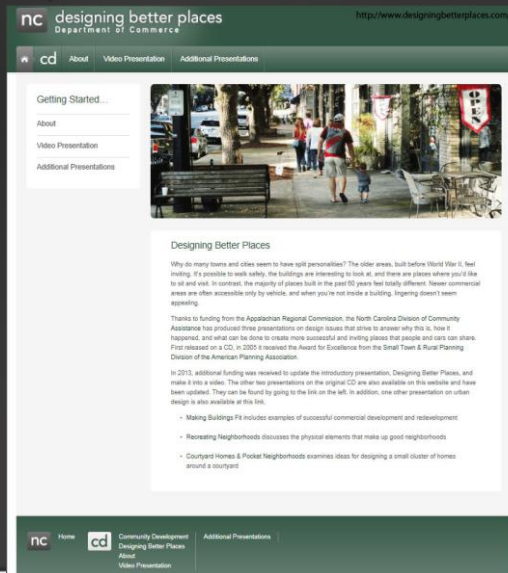
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[add my email](#)

OUR STAFF

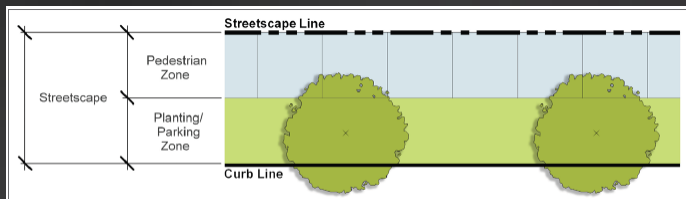
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Design Factor in Local Economic Development Success

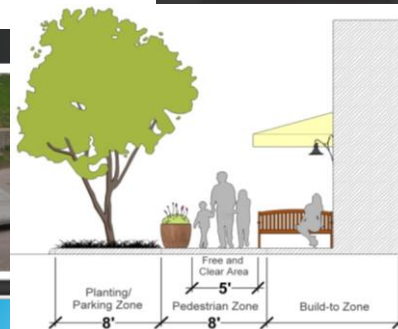
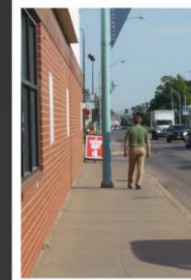


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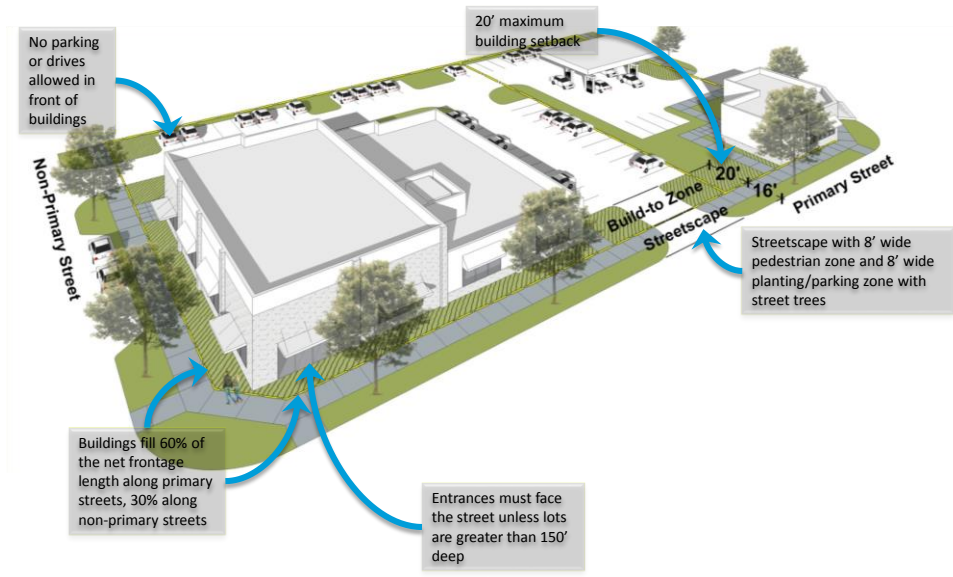
Creating site development standards that provide for a sense of place



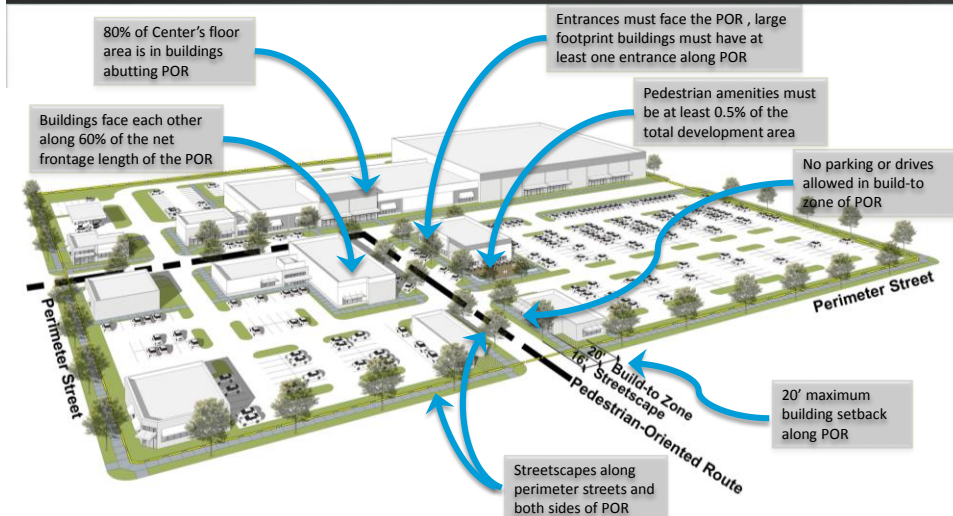
Minimum Streetscape Dimensions, Plan



Corridor Standards (B-1, B-3, H-2)



Center Standards (B-2, H-4, B-5)



Create building design standards that make development more aesthetically pleasing.

- Articulation
- Entrance Design
- Transparency
- Materials
- Parking Structures
- Equipment Screening



S. 17th and Washington

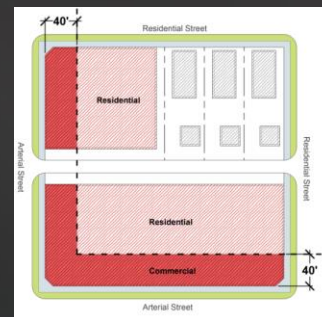


University Place

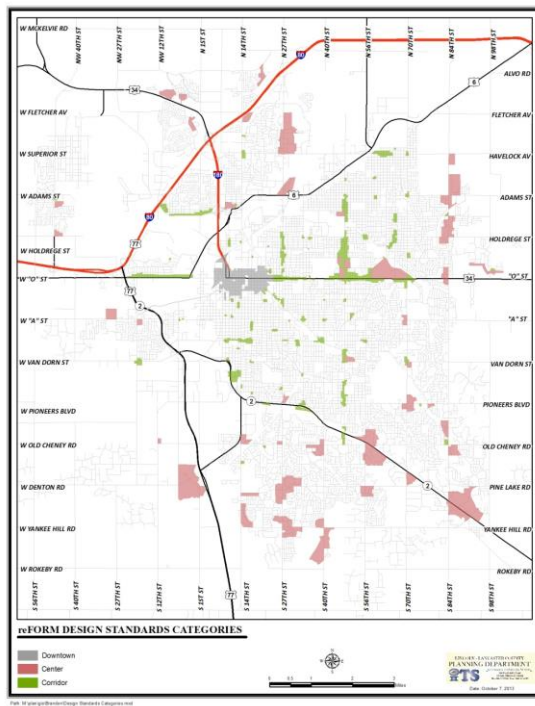
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Remove Zoning Barriers to Accomplishing Corridor and Center Developments

- Parking
- Height and Setbacks
- Process Improvements
- Residential In and Near Commercial Development
- Landscaping and Screening

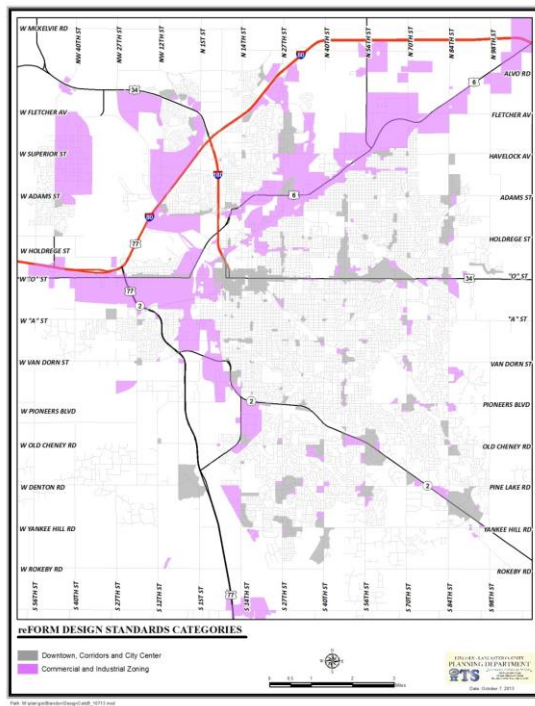


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- Locations where proposed commercial design standards would apply

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- Where proposed commercial design standards won't apply

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Numerous Communities Using Design Standards



CVS, Columbus, Ohio



Aksarben Village, Omaha, NE



Village Gardens, Lincoln, NE

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Updates from Other Communities

- Fort Collins, CO
 - Focus is on “pedestrian-oriented development” and putting the “best face forward”
 - Dealing with similar issues as discussed in Lincoln such as trees and signs; bringing buildings to the street help with visibility of signs, along with taller buildings
 - Flexibility on site by site basis is key
- Columbus, OH
 - Did hear concerns over ability to build buildings to the standards, but after getting standards in place they’ve made it work with many successful examples

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Updates from Other Communities

- Austin, TX
 - Similar organization for their standards as proposed in Lincoln with Corridor and Center standards
 - Drive-throughs are challenging and site by site flexibility is needed
- Omaha, NE
 - Completed the 6th annual code assessment to see where standards can be improved
 - Input identified minor tweaks; process affirmed what the standards are trying to accomplish
 - Like Lincoln's proposed standards, nothing stylistic about the standards; more about function

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Additional Examples from Other Communities



Omaha, NE
Aldi Grocery Store
30th and Sorensen Parkway

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Additional Examples from Other Communities



Omaha, NE
McDonald's
24th and Cuming Street



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Additional Examples from Other Communities



Columbus, OH
Clintonville Mixed Use Building
11,000 square feet (office above
retail) with parking to side and rear



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Additional Examples from Other Communities



Columbus, OH
Clintonville Gas Station +
Convenience Store

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Additional Examples from Other Communities

Columbus, OH
University Area Kroger Grocery Store
with Retail/Restaurant Building

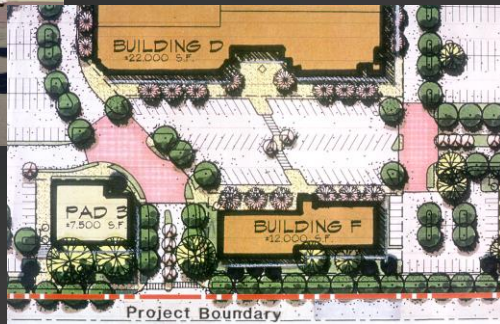


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Additional Examples from Other Communities



Fort Collins, CO
Harm Center
Mixed Use Center with Buildings
Facing Internal Route



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Recap of the reFORM Process to Date

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Recap on the Process

- In the spring of 2013, Planning staff developed a reFORM document to lay out objectives and strategies for discussion and comment
- Over the summer of 2013, outreach occurred with stakeholders and interested groups to inform and discuss the reFORM package
- The reFORM Committees were convened and met from October through December 2013 for a total of 11 meetings
- Staff considered the discussion, comments, and suggestions to develop an updated reFORM proposal

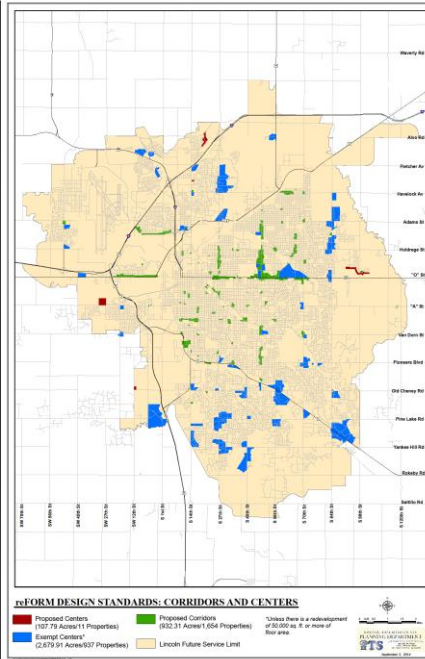
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What is New and Changed in the Proposed Package?

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New Items and Changes

- Projects in areas zoned B-2, B-5, H-4, and PUDs for which development plans were approved prior to January 1, 2015 are exempt from meeting these standards unless there is a “substantial redevelopment” of the site. “Substantial Redevelopment” shall mean a situation in which 50,000 square feet or more of floor area is proposed for demolition and/or has already been demolished.



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New Items and Changes

- The idea of administratively approved use permits was found to have little value and has been removed from the proposed package
 - Provide for waivers to height and lot regulations through an [optional](#) Use Permit process in the B-3 and H-2 Corridor Districts.

(requires site plan review and public hearing)
- The proposals to allow 1 acre Planned Unit Developments (PUD) and Accessory Dwelling Units (ADU) have been removed from the package

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- **New Items and Changes**

- **B-1 “Neighborhood Retail District”**

- reFORM proposes to rezone all existing B-1 to other districts (mainly to B-3)
- This proposal is for a new zoning district named B-1; much different than current B-1 or B-3
- Lighter uses allowed; would exclude auto-related uses
- Transitional zoning between commercial and residential



11th and B

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New Materials

- Consideration of the discussion, comments, and suggestions provided to staff resulted in updated information in the following forms:
 - [Executive Summary](#) of the proposed package
 - [Index](#) of proposed changes to the Zoning Code and Design Standards
 - [Legislative format](#) of all the changes to the Zoning Code and Design Standards as proposed
 - [Sketchbook](#) handbook to be used as a visual guide to the proposal
 - [Zoning](#) changes summary provided as a more visual guide to the proposal

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New Materials

CITY OF LINCOLN Planning Department

Home
 Boards & Commissions
 Development Review
 Information Technology Services / GIS
 Lincoln MPO
 Transportation Planning
 Long Range Planning
 Comprehensive Plan
 Long Range Transportation Plan
 Capital Improvement Program
 Historic Preservation
 Urban Design
 Reports, Tools & References

Long Range Planning

Updated Information as of July 9, 2014

reFORM: Zoning reFORMs for a New Chapter of City Building

An exciting wave of new development in Lincoln's core area, overcoming the lingering uncertainties of the global economic recession, has energized the entire community, creating a new layer of activity, of interesting places, and new options for living, working, shopping and recreating.

This wave of new development is fulfilling the promise for the core area that has been laid out for many years in the City's Comprehensive Plan. But the latest edition of that plan also contains a new promise - that this energy, which takes the form of taller, denser, mixed-use development, can ripple out from the core area to revitalize and enhance other parts of the City.

The reFORM proposal lays out a set of objectives and strategies for reFORMing the City's zoning code. It includes proposals to encourage the most potential layer of City development while remaining sensitive to the needs of existing neighborhoods for stability and protection.

Below are three updated documents that provide summarized visual and detailed information on the reFORM package of proposals. Please review this information, provide your comments through the comment board below or by contacting the Planning staff.

EXECUTIVE SUMMARY

LEGISLATIVE CHANGES

COMMERCIAL DESIGN STANDARDS HANDBOOK

ZONING TOPICS

WHERE WOULD COMMERCIAL DESIGN STANDARDS APPLY?

Areas where proposed commercial design standards **WOULD** apply

Areas where proposed commercial design standards **WOULD NOT** apply

Next Steps

Over the next several months Planning staff will conduct outreach efforts to stakeholders to receive comments and answer questions from the public on the latest version of the package of proposals. The reFORM Advisory Committee will be reconvened as well to review feedback received on the updated proposal. Later this year, meetings will be held with impacted property owners with the intention to proceed with a package, including any necessary adjustments, for approval by the Planning Commission and the City Council.

reFORM Committee

The reFORM Committee met from October - December 2013 to consider the reFORM package of proposals for commercial design standards and zoning changes. Click [HERE](#) to see a list of the meeting dates and the members, along with links to the agendas and presentations.

COMMENT BOARD

Please provide us your [Comments](#) on the Draft reFORM Objectives and Strategies.

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Questions

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Table Group Discussions and Reporting Out

Take 20 minutes to discuss the updated reFORM proposal:

- What do the members of your table group think about the proposal?
- Are there points of agreement?
- Develop and deliver a group report to the larger group (4 minutes per table)

(feel free to ask staff for clarification or more information)

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Reporting Out by Table Groups

- Table 1
- Table 2
- Table 3
- Table 4
- Table 5

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Next Steps in the reFORM Process

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Next Steps

- **July-September:** Staff conducts outreach to stakeholders and gathers comments and questions from the public on the latest version of the package
- **September:** Reconvene reFORM Committee and Planning Commission to discuss the updated proposal
- **September:** Meet with Planning Commission for direction and identification of needed changes
- **September-October:** Send notices and hold informational meetings with impacted property owners
- **October:** Make any necessary adjustments to package
- **October-December:** Planning Commission and City Council briefings and public hearings

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Questions

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Chapter of City Building

September 3, 2014



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PARKING

1. Allow doctors and dentists to have the same parking requirement as other office uses in the district.
2. Change the parking in H-2 from 1 per 300 square feet to 1 per 600 square feet.
3. Increase off site parking options by allowing off street parking to be within 600 feet of a site instead of 300 feet



Parking based on a diploma?

Same as B-3 Zoning Corridor



Off site parking already allowed in most districts

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PARKING

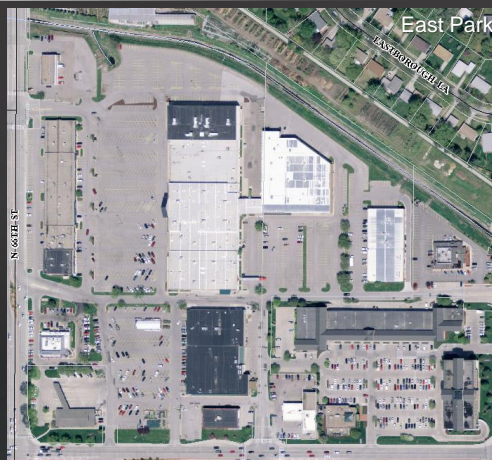
4. Allow for off site parking in connection with B-5 and H-4.
5. Have clear provisions for shared parking.
6. Allow an administrative approval of parking reductions if an analysis of the site can demonstrate less parking is needed.



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PARKING

7. Reduce required parking in the B-5 Planned Regional Business District from 4.5 stalls per 1,000 square feet to 1 space per 300 square feet of commercial space.



B-5 Districts:

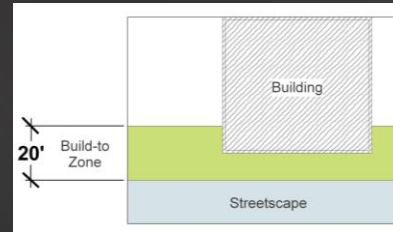
- Lincoln Crossings (N. 27th/Superior)
- NE corner of N. 27th/Cornhusker
- Gateway
- South Pointe (S. 27th/Pine Lake)
- Prairie Lakes (S. 87th/Hwy 2)
- East Park (N. 66th/O St.)
- Edgewood (S. 56th/Hwy 2)

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HEIGHT AND SETBACKS

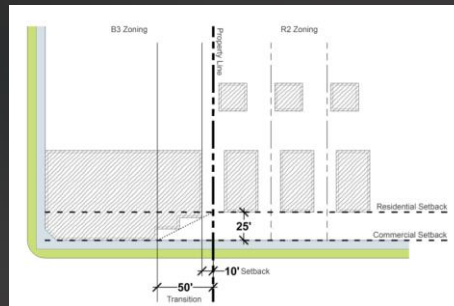
1. Reduce the front yard in the H-2 Highway Business District from 20 feet to 0 feet.

Consistent with Corridor Design Standards



2. Provide a STEP BACK transitional setback on residential block face instead of a front yard setback.

Facilitates Corridor Design Standards



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HEIGHT AND SETBACKS

3. Increase the maximum building height in the B-2 and B-5 Commercial Centers and the B-3 Corridor.

Facilitates mixed use development in Commercial Centers

4. Decrease the maximum building height in the H-2 Corridor.

Consistent with Corridor Design Standards

TODAY			PROPOSED	
ZONING	MAX HEIGHT	HEIGHT AT Residential SETBACK	MAX HEIGHT	HEIGHT AT Residential SETBACK
B-2	40'	40'	50'	40'
B-3	45'	35'	50'	35'
B-5	40'	40'	55'	40'
H-2	55'	45'	50'	35'

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HEIGHT AND SETBACKS

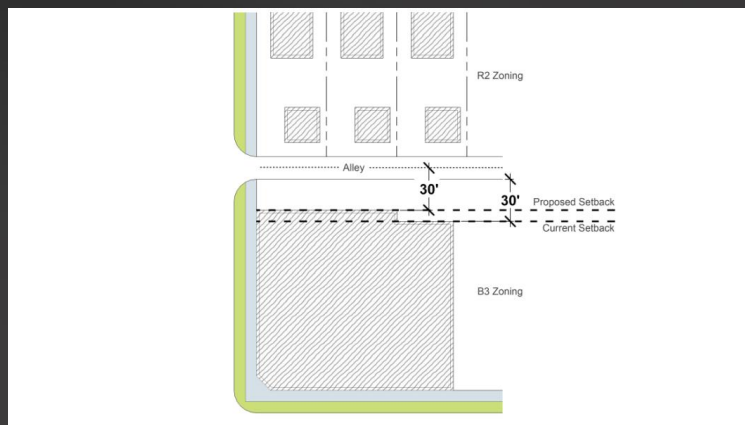
5. **Reduce** the side yard in the H-2 Corridor from 20 feet to 10 feet
6. Increase the side yard setback for the B-3 Corridor from 5 feet to 10 feet
7. Allow for parking in the side yard setback in the B-3 Commercial District and H-2 Highway Business District.



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HEIGHT AND SETBACKS

8. Count $\frac{1}{2}$ the alley right-of-way toward side/rear yard setback requirements.



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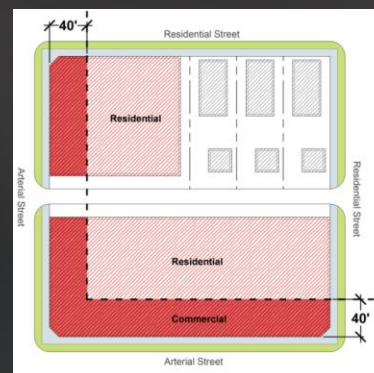
PROCESS IMPROVEMENTS

1. Provide for waivers to height and lot regulations through an [optional](#) Use Permit process in the B-3 and H-2 Corridor Districts.
[Requires Site Plan Review and Public Hearing](#)
2. Convert all Special Permits for Planned Service Commercial into Use Permits.

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RESIDENTIAL DEVELOPMENT IN AND NEAR COMMERCIAL DEVELOPMENT

1. Allow residential uses on the first floor of commercial buildings in business districts. Residential must be set back 40 ft within buildings along arterial or collector streets.
2. Allow residential uses in H-2 and H-4 districts by special permit, recognizing its appropriateness is situational.
3. Eliminate the small Community Unit Plan (CUP) penalty provision.



✓ Less than 10 acres but more than 5 take a 10% reduction

✓ 5 acres or less take a 20% reduction

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- New Proposal:

- B-1 “Neighborhood Retail District”
 - reFORM proposes to rezone all existing B-1 to other districts (mainly to B-3)
 - This proposal is for a new zoning district named B-1; much different than current B-1 or B-3
 - Lighter uses allowed; would exclude auto-related uses
 - Transitional zoning between commercial and residential
 - Typically surrounded by residential neighborhoods
 - Typically on local streets rather than arterials



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- B-1 Neighborhood Retail District

- 35' height limit (same as R-1 to R-6)
- Will apply Corridor Design Standards
- Will apply same sign regulations as O-3
- Typically surrounded by residential neighborhoods
- Typically on local streets rather than arterials



25th and Sumner

SCREENING AND LANDSCAPING

1. Require street trees with new developments at permitting stage.



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SCREENING AND LANDSCAPING

2. Require more parking lot trees.

Parking lot area (sq. ft.)	Current	Proposed
0 - 2,000	0	0
2,000 - 6,000	0	1
6,000 - 12,000	1	2
12,000 - 18,000	2	3

3. Require solid screens with trees between residential and commercial zoning districts.

4. Proposed district screening requirements may count towards parking lot tree requirement.

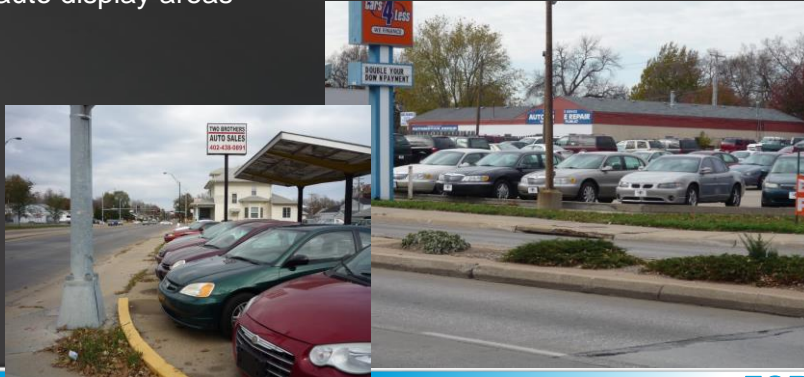


(100% screen from 0 to 6 feet tall including trees and a fence)

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SCREENING AND LANDSCAPING

1. Eliminate current exemption for shallower lots in older zoning districts to be exempt from parking lot screening standards.
2. Apply existing parking lot screening requirements to auto display areas



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